BOOK 4987 PAGE 606

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick R. Starr et ux (NAME)	Same (NAME)	
Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	145-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	46 Part

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, DR. JAMES P. LODEN and wife, MARY JO LODEN, *have bargained and sold, and by these presents do transfer and convey unto the said* FREDERICK R. STARR and wife, FRANCES R. STARR, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 3 on the Re-Subdivision Part Lot 16 and Home Lot Overton Lea Home, of record in Book 3842, page 245, Register's Office for Davidson County, Tennessee, described according to a survey by Parrish-Ragan, Inc., dated February 27, 1974, as follows:

Beginning at an iron pin in the southerly margin of Tyne Boulevard, said pin being the northeast corner of Lot No. 2 of said subdivision and the northwest corner of Lot No. 3 of said subdivision; thence South 78° 41' East 27.0 feet to an iron pin; thence South 09° 07' West 340.39 feet to an iron pin; thence North 83° 17' West 40.0 feet to an iron pin; thence North 11° 18' East 343.35 feet to the point of beginning and containing 0.26 acres, more or less.

Being part of the property conveyed to Dr. James P. Loden and wife, Mary Jo Loden, by deed from Patterson Construction Company, of record in Book 4534, page 408, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by
Sonnlman, McCarey, Holmes and Price
P.O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6000

Affiant

Subscribed and sworn to before me, this the 1st day of June 1974

My commission expires: My Commission Expires August 16, 1977

(Affix Seal)

Notary Public

This conveyance is made subject to restrictive covenants of record in Book 1133, page 572, Register's Office for Davidson County, Tennessee; owner's certificate, a 150-foot minimum building setback line from Tyne Boulevard and a 10-foot easement for public utility and drainage purposes along the rear line as shown on plan of record in Book 3842, page 245, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as Tyne Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FREDERICK R. STARR and wife, FRANCES R. STARR, *their heirs and assigns, forever.*

And we *do covenant with the said* Frederick R. Starr and wife, Frances R. Starr, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as hereinabove set forth, and taxes for the year 1974, subject to which this conveyance is executed.

Title, if any, is to be provided by Mr. F. K. Stern or Mr. James Patterson, purchasers, and not by selling parties.

And we, Dr. James P. Loden and wife, Mary Jo Loden, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frederick R. Starr and wife, Frances R. Starr, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 18th *day of* ~~March~~ June *19* 74*., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James P. Loden M.D.
Dr. James P. Loden

Mary Jo Loden
Mary Jo Loden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret V. Loden, *a Notary Public in and for said County and State, the within named* Dr. James P. Loden and wife, Mary Jo Loden, *the bargainor, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 18 *day of* ~~March~~ June, *19* 74.

Margaret V. Loden, *Notary Public.*

Commission Expires My Commission Expires August 16, 1977.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Dr. James P. Loden et ux

TO

Frederick R. Starr et ux

D 3 1 7 7 3

IDENTIF. REFERENCE

JAN 12 3 25 PM '76

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JAN 12 CONV
JAN 12 STAX *6,000.00
JAN 12 PRFEE B* 15.60
JAN 12 B* .50
WDEED B* 8.00
* 24.10

BOOK 4987 PAGE 609

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201